

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY MINUTES OF A SPECIAL MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 17, 2013**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 10:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Planning Manager
Jennifer Savage, Associate Planner
Marni Moseley, Associate Planner
Erin Walters, Associate Planner
Doug Harding, Fire Department
Mike Machado, Building Official
Trang Tu-Nguyen, Associate Civil Engineer

PUBLIC HEARINGS

ITEM 1: 150 Central Avenue
Architecture and Site Application S-13-075

Requesting approval to demolish an existing single-family residence and construct a new single-family residence on a non-conforming property zoned R-1:10. APN 529-32-046.

PROPERTY OWNER: John and Elvie Scott

APPLICANT: John Scott and Benjamin Guilardi

PROJECT PLANNER: Erin Walters

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Jim Smeege expressed concerns about construction parking impacts.

5. Public hearing closed.
6. *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town in that it consists of a single-family residence.
 - (b) The project is in compliance with the Residential Design Guidelines for single-family homes.
 - (c) The project is in compliance with the Hillside Standards and Design Guidelines.

(d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Tu-Nguyen* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 268 Las Miradas
Architecture and Site Application S-13-081

Requesting approval of a technical demolition and construction of a new single-family residence on property zoned R-1:8. APN 424-24-028.

PROPERTY OWNER: Shu-Ling

APPLICANT: Minerva Abad

PROJECT PLANNER: Marni Moseley

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Tu-Nguyen* moved to approve the application subject to the conditions presented with the following findings and considerations:

(a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.

(b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:

1. The Town's housing stock will be maintained as the house will be replaced.
2. The structure has no historic significance.
3. The structure has already be technically demolished; and
4. There is no economic utility to the structure; in that the remodeling has already resulted in a technical demolition.

(c) The project is in compliance with the Residential Design Guidelines for single-family homes.

(d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

7. *Harding* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

ITEM 3: 111 E. Main Street
Architecture and Site Application S-13-078

Requesting approval of exterior modifications to an existing commercial building on property zoned C-2. APN 529-28-006.

PROPERTY OWNERS: Ian Christie and Mike Kriege

APPLICANT: Ian Christie

PROJECT PLANNER: Jennifer Savage

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Harding* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town in that the project consists of minor exterior alterations of an existing commercial building.
 - (b) The project is consistent with the applicable sections of the Commercial Design Guidelines.
 - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Machado* seconded, motion passed unanimously.

ITEM 4: 15521 – 15569 Union Avenue
Architecture and Site Application S-13-088

Requesting approval of exterior modifications to existing commercial buildings and for parking lot modifications on property zoned C-1. APN 523-41-035 and -036

PROPERTY OWNERS/APPLICANT: Donahue Schriber/Scott Lawrence

PROJECT PLANNER: Jennifer Savage

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Machado* moved to approve the application subject to the conditions presented and an additional condition regarding proposed tree removals with the following findings and considerations:

- (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental

Guidelines as adopted by the Town in that the project consists of minor exterior alterations of an existing commercial building.

- (b) The project is consistent with the applicable sections of the Commercial Design Guidelines.
- (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

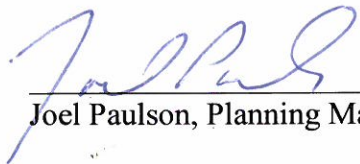
7. *Tu-Nguyen* seconded, motion passed unanimously.

ITEM 5: Adoption of a Resolution of the Development Review Committee Establishing a Time and Place for Regular Meetings.

- 1. *Savage* moved to adopt the resolution.
- 2. *Tu-Nguyen* seconded, motion passed unanimously.

ADJOURNMENT

Meeting adjourned at 9:40 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Planning Manager